

3/26/10 10:07:59
DK W BK 629 PG 521
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS:

Lot 97, Section B, Birdsong S/D, DeSoto County, Mississippi.

PREPARED BY:
DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-1613

RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400, JACKSON, MS 39211
TELEPHONE: (601) 366-1222
FILE NO. 2218-2205986

Return to:
Realty Title & Escrow
6397 Goodman # 112
Olive Branch MS 39654
662-893-8077 10080053

GRANTOR(S):
FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 INTERNATIONAL PARKWAY STE 1000
DALLAS, TX 75254
TELEPHONE: (972) 773-7551
HM - MA

GRANTEE(S):
SHANNON M. BARTON

ADDRESS: 5305 Blocker St.
Olive Branch, MS 39654
TELEPHONE: 901-473-6093
WK - V/A

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **Shannon M. Barton**, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

LOT 97, SECTION B, BIRDSONG SUBDIVISION, AS LOCATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 61, PAGE 39, IN THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHAWN ROCKEY A SINGLE PERSON AT WARRANTY DEED RECORDED MAY 11, 2000 IN BOOK 372, PAGE 574 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

MORE COMMONLY KNOWN AS: 5305 Blocker Street, Olive Branch, MS

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.

WITNESS MY SIGNATURE this the 22nd day of March, 2010.



Federal National Mortgage Association

BY: [Signature]
Name & Title Chrissy Wilson
Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 22nd day of March, 2010, within my jurisdiction, the within named Chrissy Wilson, who acknowledged that (he)(she) is Assistant Secretary of Federal National Mortgage Association and that for and on behalf of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and forgoing instrument, after having first been duly authorized so to do.

[Signature]
Notary Public

My Commission Expires:

(Affix official seal, if applicable)

